128.0	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	975,400	/	975,400
USE VALUE:	975,400	/	975,400
ASSESSED:	975,400	/	975,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	REVERE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCALZILLI CHRISTOPHER
Owner 2:	GIBSON JULIE
Owner 3:	
Street 1:	12 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LINDA HERLIHY/CHARLES CALVINO -
Owner 2:	LUCILLE FOLLO -
Street 1:	11 REVERE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6844.000	475,100		500,300	975,400
Total Card	0.157	475,100		500,300	975,400
Total Parcel	0.157	475,100		500,300	975,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.23 | /Parcel: 385.23

Legal Description

User Acct	83224
GIS Ref	
GIS Ref	
Insp Date	11/01/18
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0017.0

!10042!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	475,100	0	6,844.	500,300	975,400		Year end	12/23/2021
2021	104	FV	453,400	0	6,844.	500,300	953,700		Year End Roll	12/10/2020
2020	104	FV	453,600	0	6,844.	500,300	953,900	953,900	Year End Roll	12/18/2019
2019	104	FV	350,300	0	6,844.	469,000	819,300	819,300	Year End Roll	1/3/2019
2018	104	FV	350,300	0	6,844.	387,700	738,000	738,000	Year End Roll	12/20/2017
2017	104	FV	328,400	0	6,844.	356,400	684,800	684,800	Year End Roll	1/3/2017
2016	104	FV	328,400	0	6,844.	325,200	653,600	653,600	Year End	1/4/2016
2015	104	FV	292,400	0	6,844.	318,900	611,300	611,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:00:31

LAST REV

Date	Time
02/19/19	13:20:44

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10042

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDA HERLIHY/C	1446-138		12/19/2013		625,000	No	No		
CALVINO MARGARE	1227-76		7/11/2000	Family	1	No	No		Margaret Calvino dod 8/2/12
	981-178		4/1/1984			No	No		A

USER DEFINED

Prior Id # 1:	83224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2013	73	Manual	5,100	C				
10/30/2012	1422	Redo Kit	41,000	C				
10/12/2012	1312	Manual	6,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
1/15/2009	Measured	336	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6844		Sq. Ft.	Site		0	80.	0.91	9									500,258						500,300	

Total AC/HA:	0.15712	Total SF/SM:	6844	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	500,258	Spl Credit		Total:	500,300

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06469190
Const Adj.:	0.97515047
Adj $ / SQ:	186.882
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688526
Depreciation:	213443
Depreciated Total:	475083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 13	BRs: 4	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	1
1	6	2	1
Totals			
2	13	4	

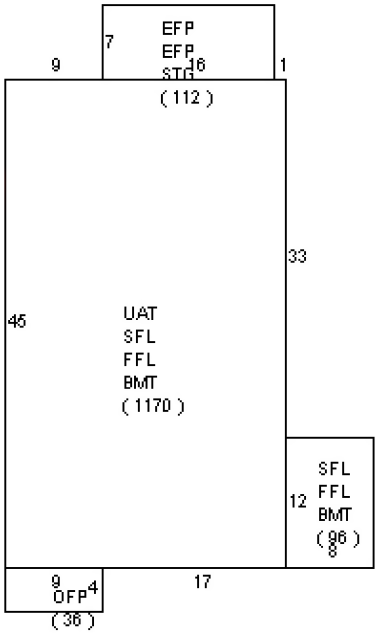
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.88
Special Features:	0	Val/Su Net:	106.45
Final Total:	475100	Val/Su SzAd	187.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,266	56.060	70,978
FFL	First Floor	1,266	186.880	236,593
SFL	Second Floor	1,266	186.880	236,593
UAT	Upper Attic	293	74.750	21,865
EFP	Enclos Porch	224	38.400	8,602
STG	Storage	112	7.590	850
OFP	Open Porch	36	42.910	1,545

Net Sketched Area:	4,463			Total:	577,026
Size Ad	2532	Gross Area	5340	FinArea	2532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: